

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 5/1 Ivanhoe Street, Glen Waverley Vic 3150
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,330,000 Property Type Townhouse Suburb Glen Waverley
Period - From 16/02/2025 to 15/02/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|---|-------------|--------------|
| 1 | 1/671 High Street Rd GLEN WAVERLEY 3150 | \$1,330,000 | 11/12/2025 |
| 2 | 29a Monterey Av GLEN WAVERLEY 3150 | \$1,360,000 | 15/11/2025 |
| 3 | 3/1 Ivanhoe St GLEN WAVERLEY 3150 | \$1,305,000 | 08/11/2025 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/02/2026 13:59